



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
APRIL 13, 2021
8:30 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Todd Belback, Code Compliance Officer
Christina Caserta, Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Manuel Garcia, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Malaika Murray, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Reginald White, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE19010391: Jerome Ryan, Stephen Straley
CE20050051: Sergio Arcila
CE21020710: Adam Brown; Russell Andrews Kerr, Mr. Andrew
CE20090852: Hannah Jasmine Jazayri; Martin Paillant
CE21010321: John Peets
CE21020606: Dorothy Watkins
CE20100643: Susie Saavedra
CE20090812; CE20120260: Kate Cooper
CE20090772: Nawaz Muhamed

CE21030120: Patricia Ferrer
CE20050544: Megan Feeley
CE20100804: Monica Lisa
CE20121059: Charles Keiler
CE20120575: Ms. Hernandez
CE19020898; CE17101374: Tuwana Arscott; Minnie June
CE19031985; CE20071032: Stephen Zimmerman

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 8:35 A.M.

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Case: CE20120260

Citation

3050 W BROWARD BLVD
COLE FD PORTFOLIO VI LLC
% FAMILY DOLLAR STORES TAX DEPT

This case was first cited on 12/19/20 to comply by 12/21/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,400 and the City was requesting the full fine be imposed. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, said this had been a repeat violation on several occasions. The violation had existed 92 days. Due to the repeat nature of the violation, and its chronic recurrence, she recommended imposition of the full fine.

Kate Cooper said she had submitted invoices in the amount of \$36,000 for maintenance fees they had incurred in the past year to remedy the situation. She asked Ms. Flynn to take this into consideration. Ms. Flynn said there was no record of an appeal being filed prior to the deadline and she had no alternative but to impose the fine.

Ms. Flynn imposed the \$18,400 fine.

Case: CE20090812

Citation

3050 W BROWARD BLVD
COLE FD PORTFOLIO VI LLC
%FAMILY DOLLAR STORES TAX DEPT

This case was first cited on 9/22/20 to comply by 9/22/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, said this had been a repeat violation on several occasions. The fine had accrued at \$500 per day. Due to the repeat nature of the violation, and its chronic recurrence, she recommended imposition of the full fine.

Kate Cooper requested a fine reduction because of the fine amount in the previous case.

Ms. Flynn imposed the \$4,000 fine.

Case: CE20100804

Citation

4040 GALT OCEAN DR 808
HUINCUL LLC

This case was first cited on 11/17/20 to comply by 11/22/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,200 and the City was requesting the full fine be imposed. No appeal had been received.

Monica Lisa, the respondent, requested a Spanish interpreter. Code Officer Manuel Garcia was sworn in to interpret.

Gail Williams, Code Compliance Officer, recommended imposition of the full fine.

Ms. Lisa said she lived in Argentina and this was their residence for six months per year. She said when she was aware of the citation she had immediately started the certification process. There had been a delay because the property did not have a land line. She stated she had not filed an appeal of the citation. She noted she had not received documents regarding the violation in the mail. Officer Garcia instructed Ms. Lisa how to move forward by contacting her inspector.

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Ms. Hasan said the notice for this property listed a Deerfield Beach location. She noted there was a limited timeframe to contest the validity of the violation. If Ms. Lisa wished to pursue this further, she should contact an attorney.

Ms. Flynn imposed the \$28,200 fine.

Case: CE21010321

1560 ARGYLE DR

PEETS, JOHN S & ADELLE NATALE

Service was via posting at the property on 3/21/21 and at City Hall on 3/30/21.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1) **COMPLIED**

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, DIRT AND MISSING, FADED PAINT.

18-4(c) **COMPLIED**

THERE IS A DERELICT TRAILER ON THE SWALE ON THE PROPERTY.

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

John Peets requested more than 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE20090772

Citation

3051 NW 19 ST

MNS INVESTMENT PROPERTIES LLC

This case was first cited on 9/20/20 to comply by 9/21/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Karen Proto, Code Compliance Officer, recommended imposition of the fine.

Nawaz Muhamed said people in the neighborhood congregated on the property nightly. He had hired someone to clean the property but he had missed a few days, claiming he had a "COVID incident." Mr. Muhamed had also contacted the Police Department to prevent people from congregating there. He said he was unaware he had the right to file an appeal.

Ms. Flynn imposed the \$500 fine.

Case: CE20100643

Vacate Order Of 2/9/2021 and Rehear

2880 SW 1 ST

MERIDIAN PARTNERS 2 LLC

This case was first cited on 10/15/20 to comply by 10/15/20. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$11,250 and the City was requesting the full fine be imposed. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fine for this recurring violation.

Susie Saavedra confirmed she had not filed an appeal. She said during the time of the violation, the previous owner had been notified. She had received notice in February and the property records had been correct just last week. Officer Koloian stated the property had been posted with the violation. Ms. Saavedra stated she had tried to file an appeal but could not determine how to do that. She said she had asked people at the City but not been informed how.

Ms. Flynn imposed the \$11,250 fine.

Case: CE21020606

2531 NW 16 ST

WATKINS, DOROTHY A

Service was via posting at the property on 3/17/21 and at City Hall on 3/30/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c)

THERE ARE DERELICT VEHICLES ON THE DRIVEWAY IN FRONT OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASES CITED BY DIFFERENT INSPECTORS DURING THE LAST 3 YEARS. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE TO OBTAIN A FINDING OF FACT.

Officer Quintero presented the case file into evidence and stated the property was now in compliance. He requested a finding of fact that the violation had existed as cited, and if the violation recurred, he requested the City have the right to tow any vehicle in violation at the property owner's expense.

Dorothy Watkins said all of the cars had been removed.

Ms. Flynn found in favor of the City that the violation had existed as cited, and if the violation recurred, the City had the right to tow any vehicle in violation at the property owner's expense.

Case: CE21020710

709 SW 14 AVE

CSB7 LLC

Service was via posting at the property on 3/9/21 and at City Hall on 3/30/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-28(a) **COMPLIED**

THE SANITATION GARBAGE SERVICE AT THIS OCCUPIED RESIDENTIAL MULTIFAMILY DWELLING IS INADEQUATE. THE DUMPSTER IS ALWAYS OVERFLOWING WITH GARBAGE CREATING A NUISANCE TO THE COMMUNITY.

24-29.(a) **COMPLIED**

THE DUMPSTER IS OVERFLOWING WITH TRASH AND IS NOT BEING MAINTAINED.

47-19.4.D.8. **COMPLIED**

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER IS OVERFLOWING, HAS GARBAGE ALL ABOUT THE SURROUNDINGS OF THE DUMPSTER AND ENCLOSURE. THE UNSANITARY CONDITIONS HAVE CAUSED A VERY STRONG, OFFENSIVE ODOR TO EMANATE

FROM THIS DUMPSTER AND PERMEATE DOWN THE ADJACENT PROPERTIES. THIS OFFENSIVE ODOR IS HAVING A NEGATIVE, ADVERSE IMPACT ON THE NEIGHBORS. ADDITIONALLY, THE ODOR IS HAVING A NEGATIVE IMPACT ON THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS AND THE COMMUNITY. THIS IS A REPEAT VIOLATION OF CASE # CE19121078 OF 12/22/2019 WHERE A CITATION WAS ISSUED FOR THE SAME VIOLATION.

Officer Quintero presented the case file into evidence and said fines for 47-19.4.D.8. had accrued to \$13,500 for the 45 days it was out of compliance because it was a repeat violation. He requested imposition of the fines. Ms. Flynn said a number of neighbors had provided her with photos and reports.

Russell Andrews Kerr objected to photos that were taken by neighbors. Ms. Hasan said the photos from neighbors had not been admitted into evidence. Mr. Kerr said the respondent had provided photos as well and shared them.

Adam Brown, property manager, said he learned of the violation on March 5 and spoke with Officer Quintero about what must be done to comply. He had subsequently signed a contract for a larger dumpster, repaired the gates and cleaned up the mess in the enclosure and increased the number of cleanings each week.

Mr. Kerr wanted to display the photos of the repaired gate, and the cleaned up enclosure but staff could not open the file. Regarding 47-19.4.D.8., the repeat violation, Mr. Kerr argued it had been improperly cited because a two cubic yard container was exempt from enclosure requirements. Officer Quintero noted the owner had been cited for maintenance of the dumpster and trash in the surrounding area.

Ms. Hasan read from the code indicating required maintenance for the enclosure and noted that whether or not an enclosure was required per the size of the dumpster, an existing enclosure must be maintained.

Mr. Brown did not feel the compliance date was accurate. He discussed the amount of work he had done to comply.

Mr. Andrew, neighbor, thought the enclosure exemption applied if the dumpster was farther back from the road than the leading edge of the property. This did not qualify because the dumpster was in the parking lot. He reported that as of 8:00 AM that morning, the dumpster was overflowing.

Ms. Flynn found in favor of the City that a violation of 47-19.4.D.8. had existed as a repeat violation as cited and reduced the fine to \$7,500.

Case: CE20121059

6711 NW 26 WAY
KEILER, CHARLES E III

Service was via posting at the property on 3/10/21 and at City Hall on 3/30/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA.

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FENCE IS DETERIORATED, ROTTED AND DIRTY.

24-27.(b) **COMPLIED**

9-304(b)

THE PAVED CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY NEEDS TO BE REPAINTED OR RESURFACED.

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9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT
PERMANENT ON THE ROOF.

18-12(a) **COMPLIED**

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Charles Keiler said he had sold the property and the closing was set for July 2. Officer Saimbert suggested 42 days and Mr. Keiler requested 90 days because the new owner was going to rehabilitate the property. Stephanie Bass, Code Compliance Supervisor, recommended 84 days.

Ms. Flynn found in favor of the City and ordered compliance within 84 days or a fine of \$50 per day, per violation.

Case: CE21030120

Citation

3401 NW 68 CT

PAREDES, CRISTINO

& PAREDES, ROSSANA OBDULIA

This case was first cited on 3/3/20 to comply by 3/13/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the full fine.

Patricia Ferrer, PF Development company manager, said they had recently acquired the property. She stated title had been issued on March 29 and they had immediately contacted the City regarding compliance. She stated they were taking care of all issues.

Ms. Hasan said the Broward County Property Appraiser still showed Cristino Paredes as the legal owner, not PF Development. Ms. Ferrer said she had recently paid the document stamps.

Ms. Flynn imposed the \$600 fine.

Case: CE19010391

621 NE 4 AVE

CITY COUNTY CREDIT UNION OF FTL

Service was via posting at the property on 3/15/21 and at City Hall on 3/30/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS
WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY
AND SWALE AREA.

47-19.5.D.5.

THE BUFFER WALL ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE
ARE AREAS WITH STAINS AND GRAFFITI.

47-21.9.M.

THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE THE REQUIRED
LIVING GROUND COVER.

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47-34.1.A.1. WITHDRAWN

THE VACANT LOT IS BEING USED TO STORE VEHICLES. THIS PROPERTY IS ZONED RAC-UV AND THIS IS CONSIDERED AN ILLEGAL LAND USE.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 56 days and ordering the respondent to attend the 6/8/21 hearing.

Stephen Straley, attorney, said the owners of the vacant lot has been asked by developers to use it as a staging area and the City agreed there was a need in this area. He said the property had been substantially cleaned up and they would monitor it in the future. He requested 30 days to complete compliance. Supervisor Davila agreed that the ground cover should remain lime rock, but said the City was under the impression that the project was almost completed. He recommended the compliance date be related to the certificate of occupancy date for the project. Mr. Straley did not know when the certificate of occupancy would be issued.

Ms. Flynn found in favor of the City and ordered compliance within 56 days and ordered the respondent to attend the 6/8/21 hearing.

Case: CE20050051

622 NW 21 TER 1-4

ARCILA, SERGIO

Service was via posting at the property on 3/15/21 and at City Hall on 3/30/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS ABOUT THE TOPCOAT OF THE CONCRETE AREAS THAT ALSO APPEARS TO BE SUNKEN.

47-21.11.A.

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES, TREE BRANCHES AND WEEDS ABOUT THE PROPERTY.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

9-306

THERE ARE AREAS OF THE EXTERIOR WALL THAT ARE DISCOLORED AND HAVE MISSING AND PEELING PAINT.

18-4(c)

THERE IS A DERELICT VEHICLE PARKED AND/OR BEING STORED AT THE FRONT DRIVEWAY OF THE PROPERTY.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Sergio Arcila agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

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Case: CE20120575

1536 NW 6 ST

SKINNER, KEITH K EST

Service was via posting at the property on 3/15/21 and at City Hall on 3/30/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS SUCH AS THE INTERIOR CEILING WHICH HAS
CRACKS AND IS DETERIORATED AND NOT MAINTAINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND EXTERIOR WINDOWS
ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS AND MISSING AND PEELING PAINT.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Hernandez requested 60 to 90 days because one of the tenants would not allow them access to address the 9-280(b) violation and had even attacked workers. She said 1551 Sistrunk LLC was the current owner. Supervisor Davila agreed to allow additional time for the interior violation only.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 91 days and with 9-306 within 35 days or a fine of \$100 per day, per violation.

Case: CE20090852

Citation

748 NW 22 RD

JAZBROWHOMES LLC

This case was first cited on 10/2/20 to comply by 10/11/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Julio Davila, Code Compliance Supervisor, recommended imposition of the fine.

Martin Paillant, tenant, said he was unaware of the citation.

Ms. Flynn imposed the \$600 fine.

Case: CE20050544

Ordered To Reappear

3670 SW 23 CT

RIVERLAND ROAD LLC

This case was first heard on 12/9/20 to comply by 1/12/21. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$5,500.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$801.

Megan Feeley said she had been out of town attending to her son's medical emergency and this had delayed compliance. Officer Garcia confirmed Ms. Feeley had worked to comply and kept in contact with him.

Ms. Flynn imposed no fine.

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Ms. Flynn took a brief break.

Case: CE20120910

6781 NW 32 AVE

SOUTHERLAND, CRAIG & SOUTHERLAND, JANIE RENEE

Service was via posting at the property on 3/10/21 and at City Hall on 3/30/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE LAWN.

47-34.1.A.1

THERE IS ILLEGAL LAND USE ON THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: PALLETS, APPLIANCES, BOXES AND OTHER ITEMS.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE20120748

3130 SW 22 CT

CORRALES-ACUNA, NEYSA H/E ACUNA LANUZA, ELEX M H/E ET AL

Service was via posting at the property on 3/22/21 and at City Hall on 3/30/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.13.G.1.

A GRAVEL DRIVEWAY WAS CONSTRUCTED WITHOUT PROPER PERMITTING FROM THE BUILDING AND ZONING DEPARTMENT. ADDITIONALLY ALTERATIONS TO THE PUBLIC RIGHT-OF-WAY WERE PERFORMED AS WELL WITHOUT PRIOR APPROVAL AND PERMITTING.

25-13. **WITHDRAWN**

THE SWALE OUT FRONT OF THIS RESIDENTIAL ZONED OCCUPIED PROPERTY HAS STONES/ROCKS PLACED ABOUT THE SWALE/RIGHT-OF-WAY.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE20120916

2091 SW 36 TER

DEJOUR, ROLBERT

Service was via posting at the property on 3/22/21 and at City Hall on 3/30/21.

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Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF WOODEN PALLETS ALONG THE SIDE OF THE HOME.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE20121071

1549 SW 30 TER

FEDERAL NATIONAL MORTGAGE ASSN

% DITECH FINANCIAL LLC

Service was via posting at the property on 3/22/21 and at City Hall on 3/30/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a) **COMPLIED**

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

47-34.1.A.1. **COMPLIED**

9-308(b) **COMPLIED**

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

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Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

Case: CE20120534

3131 SW 22 CT

TROPPELLO, FRANK A JR & DEBRA

Service was via posting at the property on 3/22/21 and at City Hall on 3/30/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER WHERE A MOTOR VEHICLE IS PARKED ON THE LAWN AND THROUGHOUT THE FRONT LAWN.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. IN ADDITION THE DRIVEWAY IS IN A POOR CONDITION AND NOT PROPERLY SURFACED OR DUST FREE.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

Case: CE21020539

1434 SW 33 ST 1-2

1434 HAGE PROPERTY LLC

Service was via posting at the property on 3/17/21 and at City Hall on 3/30/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS

UNROOFED NON-PERMITTED OUTDOOR STORAGE.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21020541

1451 SW 33 ST 1-2

CABRERA MORA, WASHINGTON EVARISTO

CABRERA, NORMA E ANDINO DE

Service was via posting at the property on 3/17/21 and at City Hall on 3/30/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-304(b)

THE PAVED DRIVEWAY NEEDS MAINTENANCE. THERE ARE OIL STAINS AND DIRT.

18-4(c) **COMPLIED**

THERE ARE DERELICT VEHICLES PARKED/STORED ON THE DRIVEWAY OF THIS OCCUPIED RESIDENTIAL PROPERTY.

47-34.4.B.1. **COMPLIED**

THERE IS OVERNIGHT PARKING OF DERELICT VEHICLE(S) AT THIS LOCATION.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: FC20120024

1106 NW 7 ST

LEVINTIN REAL ESTATE LLC

Service was via posting at the property on 3/11/21 and at City Hall on 3/30/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: NFPA 1: 13.6.1.2, FF

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

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Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: FC20100010

Ordered To Reappear

5555 N FEDERAL HWY

CORAL RIDGE PRESBYTERIAN CHURCH INC

This case was first heard on 11/19/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, said he had visited the property the previous day but had not been able to speak with anyone aware of the violation. A contractor had emailed him regarding work that had already been done and work still needed. He recommended no extension be granted since this was an order to appear and no representative had appeared.

Ms. Flynn did not grant an extension, so fines would begin to accrue on 4/14/21.

Case: CE21010743

Citation

4545 N FEDERAL HWY

CARGROUP LP

This case was first cited on 1/23/21 to comply by 2/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,300 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the 6,300 fine.

Case: CE20110628

Citation

435 ROYAL PLAZA DR

SAMRICK, DAVID S & SUSAN BETH

This case was first cited on 11/18/20 to comply by 11/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$26,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$26,000 fine.

Case: CE20120346

1325 N DIXIE HWY

ALABASTER REAL ESTATE HOLDINGS LLC

% CONSTANTIN A FOCA

This case was first heard on 2/9/21 to comply by 2/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,300 fine, which would continue to accrue until the property was in compliance.

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Case: CE20120595

1646 NE 12 TER
CEO HOLDING LLC

This case was first heard on 2/9/21 to comply by 2/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,300 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn accepted pages 23 and 24 of complied, withdrawn and rescheduled cases into the record.

Lien Reduction Hearings

Case: CE17101374

1317 NW 7 CT
HILL, WILBERT SR

Notice was mailed to the owner via first class mail on 4/5/2021. Katrina Jordan, Presenter, testified that the lien amount was \$72,775 and City administrative costs totaled \$1,481.46. The applicant had offered \$500 and the City was requesting \$3,000.

Tuwana Arscott said the deceased owner's children had been unaware of the violations. She confirmed they were selling the property to satisfy debts. Ms. Arscott said a mentally challenged sibling had been living at the property. Ms. Flynn said the sale contract stipulated that the buyer would pay off the lien but Ms. Arscott said this was not true.

Minnie June said the buyer had agreed to bring any open violations into compliance. She indicated the sibling who had lived in the property had cause the violations. Ms. June agreed to the reduction to \$3,000.

Ms. Flynn reduced the lien amount to \$3,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19020898

2760 SW 2 ST
OMBUES INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 3/24/2021. Katrina Jordan, Presenter, testified that the lien amount was \$10,300 and City administrative costs totaled \$607.46. The applicant had offered \$607.46 and the City was requesting \$1,545. For all three cases, the City was requesting \$7,182.50.

Stephen Zimmerman, attorney, said the property owner lived in Uruguay and had a property manager. He stated the owners had neglected to call for reinspection once the violations were in compliance. The trash violations had also recurred by the time the inspector returned. He requested a lien reduction.

Ms. Flynn reduced the lien amount to \$1,545 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19031985

2760 SW 2 ST
OMBUES INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 3/24/2021. Katrina Jordan, Presenter, testified that the lien amount was \$29,250 and City administrative costs totaled \$1,159.46. The applicant had offered \$1,159.46 and the City was requesting \$4,387.50.

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Ms. Flynn reduced the lien amount to \$4,387.50 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20071032

2760 SW 2 ST 1-4

OMBUES INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 3/24/2021. Katrina Jordan, Presenter, testified that the lien amount was \$5,250 and City administrative costs totaled \$600.64. The applicant had offered \$600.64 and the City was requesting \$1,250.

Ms. Flynn reduced the lien amount to \$1,250 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE21020154

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

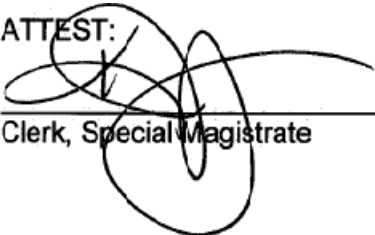
Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 11:23 A.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate